



CITY OF DURHAM | NORTH CAROLINA

Date: September 13, 2012

To: Thomas J. Bonfield, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Marvin G. Williams, Director of Public Works
Subject: Agenda Item – Utility Extension Agreement with Southern Durham Development, Inc. to serve 751 Assemblage

Executive Summary

Pulte Home Corporation proposes to extend City water and sewer to serve Brier Creek Townes, a 229 townhome residential development that may include limited commercial development (pending future rezoning approval), located approximately 3,895 linear feet southwest of the intersection of Leesville Road and Andrews Chapel Road (see attached vicinity map).

Recommendation

The Department of Public Works recommends that the City Council authorize the City Manager to enter into a water and sewer extension agreement with southern Pulte Home Corporation.

Background

Water service shall be provided by extending approximately 4,600 linear feet of 8-inch DIP waterline from an existing waterline. Sewer service shall be provided by extending approximately 5,300 linear feet of 8-inch PVC gravity sanitary sewer line, and 1,800 linear feet of 4-inch PVC sanitary sewer force main, via a proposed pump station from the project and connecting to the existing sanitary sewer.

Issues/Analysis

The parcel is located outside the City limits and inside the Urban Growth Area. The Durham Comprehensive Plan designates the property's future land use as Low-Medium Residential with the current zoning of Rural. The proposed use, a townhome development, would be allowed pending a rezoning. The Developer shall submit a voluntary petition for annexation as part of the extension agreement. The Utility Extension Agreement is valid only if the City Council annexes and approves zoning for the project unless expressly exempted by the City Council.

Alternatives

City Council can choose not to approve the request.

Financial Impact

The Developer shall bear the cost of all water and sewer improvement construction and there shall be no participation in the cost by the City.

SDBE Summary

The SDBE Summary is not applicable for this item.